

Skamania County, WA
Total: \$256.50
DEED
Pgs=4

2021-003122

09/14/2021 11:41 AM

Request of: COLUMBIA GORGE TITLE



00010426202100031220040040

WHEN RECORDED RETURN TO:

Fidelity National Title Company
10200 SW Greenburg Rd. Suite 110
Portland, OR 97223

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)

DOCUMENT TITLE(S) (or transaction contained therein) (all areas applicable to your document must be filled in)

QCD

REFERENCE NUMBER(S) of Documents assigned or released:

[] Additional numbers on page ____ of document.

GRANTOR(S):

1. OPMAM, a Washington LLC

3. _____

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

35663

SEP 14 2021

PAID exempt
M. Monaghan Deputy
SKAMANIA COUNTY TREASURER

[] Additional names on page ____ of document.

GRANTEE(S):

1. Ann Elizabeth Bain

3. Robert Seneca Bain

[] Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Lot 8 Skaalheim Tracts BK A / Pg 143

[] Complete legal on page ____ of document.

Assessor's Property Tax Parcel #

03-75-36-2-3-1911-00
G.S.

[] Additional parcel numbers on page ____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Karen Leith

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

RECORDATION REQUESTED BY/RETURN TO:
FIDELITY NATIONAL TITLE COMPANY
10200 SW GREENBURG ROAD, SUITE 110
PORTLAND, OR 97223

SEND TAX NOTICES TO:
ANN ELIZABETH BAIN AND ROBERT SENECA BAIN JR
211 NE TARI LANE
STEVENSON, WA 98648

QUITCLAIM DEED

THE GRANTOR(S)

OPMAM, LLC, A WASHINGTON LIMITED LIABILITY COMPANY,

for and in consideration of \$0.00

in hand paid, conveys and quit claims to ANN ELIZABETH BAIN AND ROBERT SENECA BAIN JR, HUSBAND AND WIFE, the following real estate, situated in the County of SKAMANIA, State of Washington:

LOT 8 OF THE SKAALHEIM TRACTS, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK 'A' OF PLATS, PAGE 143, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

Property Address: 211 NE TARI LANE, STEVENSON, WA 98648

Tax Parcel Number: 03-75-36-2-3-1911-00

Skamania County Assessor

Date 9/14/21 Parcel# 3-75-36-2-3-1911
G.S.

Fidelity National Title of Oregon 45142121887-10

Dated: 09/09/2021

OPMAM, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

By: [Signature]
Name: Robert S Bain Jr
It's: Member

By: Ann
Name: Ann E Bain
It's: Member

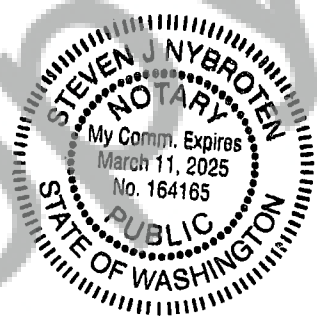
STATE OF Washington)
) SS.
COUNTY OF Skamania)

I certify that I know or have satisfactory evidence that Ann E Bain & Robert S Bain Jr (name of person/s signing), is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the members (type of authority, e.g., officer, trustee, etc.) of **OPMAM, LLC, A WASHINGTON LIMITED LIABILITY COMPANY** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 09/09/2021

(seal/stamp)

[Signature]
Notary Public
My Appointment Expires: March 11, 2025



THIS INSTRUMENT WAS PREPARED BY
BRENT DILLE, Attorney at Law
O/B/O BC LAW FIRM, P.A.
2010 CATON WAY SW 101
OLYMPIA, WA 98502

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

Lot 8 of the SKAALHEIM TRACTS, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 143, in the County of Skamania, State of Washington.

Unofficial
Copy